136.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,407,600 / 1,407,600
					USE VALUE:	1,407,600 / 1,407,600
					ASSESSED:	1,407,600 / 1,407,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FICKLER JEREMY & STACY
Owner 2:	
Owner 3:	
Street 1:	62 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHEN CHONGZI & -
Owner 2:	JEKABSONE AGNESE -
Street 1:	186 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3705 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	867,600		540,000	1,407,600
Total Card	0.138	867,600		540,000	1,407,600
Total Parcel	0.138	867,600		540,000	1,407,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.94 /Parcel: 379.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87373

GIS Ref

GIS Ref

Insp Date 06/15/17

!10558!

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	867,600	0	6,000.	540,000	1,407,600		Year end	12/23/2021
2021	101	FV	842,100	0	6,000.	540,000	1,382,100		Year End Roll	12/10/2020
2020	101	FV	646,400	0	6,000.	540,000	1,186,400	1,186,400	Year End Roll	12/18/2019
2019	101	FV	496,200	0	6,000.	570,000	1,066,200	1,066,200	Year End Roll	1/3/2019
2018	101	FV	248,100	0	6,000.	420,000	668,100	668,100	Year End Roll	12/20/2017
2017	101	FV	172,700	0	6,000.	402,000	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	172,700	0	6,000.	372,000	544,700	544,700	Year End	1/4/2016
2015	101	FV	172,000	0	6,000.	312,000	484,000	484,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:55:44

LAST REV

Date	Time
10/13/20	13:22:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10558

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN CHONGZI &,	72322-177	1	3/12/2019		1,537,500	No	No		
WANG LIFEN &,	67577-134		7/7/2016	Change>Sale	720,000	No	No		
EVANS DARIN &,	61452-419		3/22/2013	Family	1	No	No		
MALVA-GOMES MAR	60438-166		11/7/2012		515,000	No	No		
MALVA-GOMES MAR	30872-320		11/17/1999	Family	1	No	No		
	14526-63		1/1/1982		80,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2016	1109	New Buil	300,000	O				NEW SINGLE FAM HOM
9/2/2016	2134	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	SQ Returned	JO	Jenny O
6/25/2018	Permit Visit	DGM	D Mann
6/15/2017	Meas/Inspect	DGM	D Mann
6/15/2017	Permit Visit	DGM	D Mann
5/24/2017	Permit Visit	DGM	D Mann
2/2/2017	Permit Visit	DGM	D Mann
11/18/2008	Meas/Inspect	163	PATRIOT
11/18/1999	Meas/Inspect	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 540,000 | Spl Credit | Total: 540,000

USER DEFINED

Prior Id # 1:	87373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97802246
Const Adj.:	0.99989998
Adj $ / SQ:	127.130
Other Features:	126299
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	878108
Depreciation:	10537
Depreciated Total:	867571

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

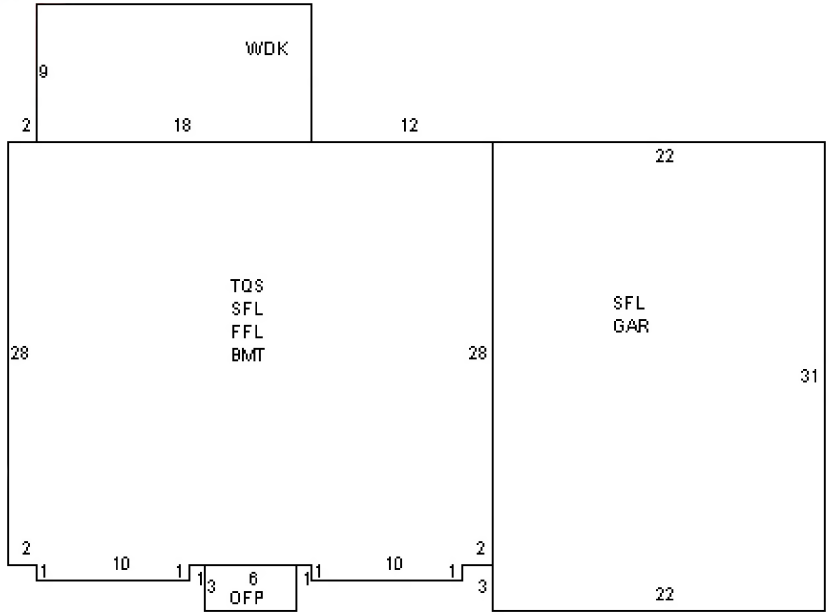
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.61
Special Features:	0	Val/Su Net:	174.25
Final Total:	867600	Val/Su SzAd	271.04

SKETCH



SUB AREA

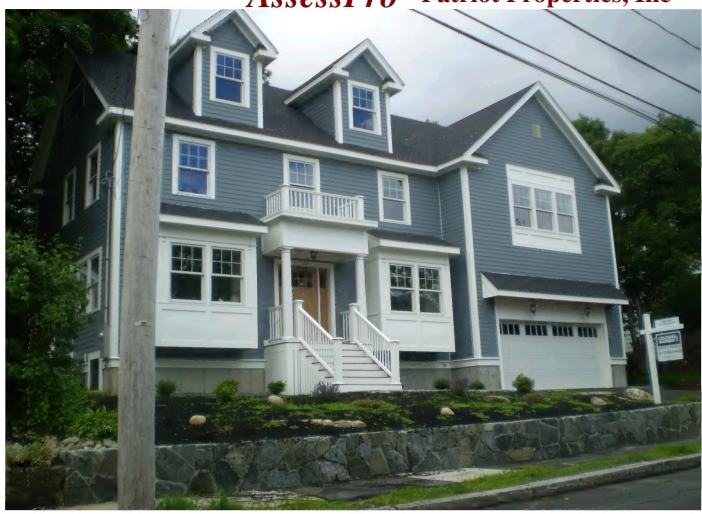
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,598	127.130	203,154
BMT	Basement	916	57.540	52,709
FFL	First Floor	916	127.130	116,451
TQS	3/4 Story	687	127.130	87,338
GAR	Garage	682	18.660	12,729
WDK	Deck	162	12.170	1,972
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	4,979	Total:	
Size Ad	3201	Gross Area	8764	FinArea 3705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	55	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: